**Planning Board July 22, 2015 Meeting Minutes**

**Present:** Chair Pat Bianconi, Pat Foser, Michele Murphy, Pam Sheradin, and Frank Zimdahl

**Others Present:** Village Clerk Ann Balloni, Village Board of Trustee Alan Ominsky, Peggy Dupee, Laura Holland, Jay O’Hearn, and Randi & Steve Zabriskie

**Call to Order:** Chair Bianconi called the meeting to order at 7:00 pm.

**Approval of Minutes**

**May 27, 2015:** On motion by Zimdahl, seconded by Murphy, the Planning Board voted to approve the May 27, 2015 meeting minutes with the following corrections:

* Planning Board member Pam Sheradin’s name spelled correctly
* Page 2, item 15, “decision” changed to “approval”

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**June 3, 2015:** On motion by Sheradin, seconded by Foser, the Planning Board voted to approve the June 3, 2015 special meeting minutes.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Announcements:** There were no announcements.

**Old Business**

**Application #14-44 from Randall Zabriskie for an addition at 349 Main St (Tax Map #181.16-1-23.1)**

Chair Bianconi read a letter (attached) from Village Zoning Inspector, Patrick Doyle, explaining to the applicant that a second sewer line was noted to be in the general vicinity of the proposed addition and, therefore, further research was needed with the Village DPW to accurately determine the location of the line. Mr. Doyle recommended tabling the review of Application #14-44 until all utility lines were designated on the plans.

Ms. Zabriskie expressed dissatisfaction with Mr. Doyle, DPW Superintendent Kurt Wilmot, and the Village Planning Board in regard to her application. Ms. Zabriskie demanded that the Planning Board approve her application contingent upon the designation of the sewer line or schedule a special meeting so as not to have to wait another month for a determination.

Planning Board members discussed their discomfort with making approvals upon contingencies as they were advised against it by the village attorney with previous applications.

Chair Bianconi apologized for the lateness of the discovery of the second sewer line, but reminded Ms. Zabriskie that it was fortunate that it was noted before construction commenced.

On motion by Foser, seconded by Sheradin, the Planning Board voted to table Site Plan review of Application #14-44 until the plans are updated and complete to include the additional sewer line on the property.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

On motion by Murphy, seconded by Zimdahl, the Planning Board voted to schedule a special meeting for Site Plan review of Application #14-44 on Thursday, August 13, 2015 at 7:00 pm.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

Chair Bianconi recommended that the Planning Board and Mr. Doyle schedule a site visit once the sewer lines are staked out on the property. Ms. Zabriskie requested notification when the location of the sewer line is determined.

**New Business**

**Application #15-20 from Jay O’Hearn for a subdivision at 503 Main St (Tax Map #181.12-1-2)**

**Sketch Plan Conference:** Chair Bianconi read a letter (attached) from Mr. Doyle noting that the planned subdivision meets the dimensional requirements set forth in the Village Zoning Law, Section 503. Ms. Bianconi advised the applicant to submit a new survey map and recommended that the public hearing be set for August 26, 2015 to review preliminary plans.

On motion by Foser, seconded by Murphy, the Planning Board voted to schedule the public hearing for preliminary review of Application #15-20 for August 26, 2015.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Application #15-21 from Matt Stevenson for construction of a shed at 590 Main St (Tax Map #181.08-1-5)**

Chair Bianconi noted that the application meets the requirements for an accessory structure per the Village of Aurora Zoning Law, section 405, is within the necessary setbacks, and is not located in the Flood Hazard Zone.

Ms. Foser asked if the shed would be built on a foundation and Mr. Stevenson responded it will set on cinder blocks and he is planning on removing it if he moves to another location.

On motion by Zimdahl, seconded by Foser, the Planning Board voted to approve Application #15-21 as submitted.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

On motion by Sheradin seconded by Foser, the Planning Board voted to adjourn the meeting at 7:55 pm.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk